
Roxbury Strategic Master Plan Oversight Committee Meeting

October 7, 2019

Agenda

- 1. RSMPOC Overview and Updates**
- 2. Planning Update**
- 3. Community Questions + Comments**
- 4. RSMPOC Questions + Comments**

1. RSMPOC Overview and Updates

RSMPOC Overview and Updates

First Monday of the month

Bolling Building, 2300 Washington Street, 2nd Floor Committee Room

June-November

January 7, 2019

February 4, 2019

March 4, 2019

April 1, 2019

May 6, 2019

June 3, 2019

July 1, 2019

****No meeting in August****

September 9, 2019

October 7, 2019

November 4, 2019

****No meeting in December****

RSMPOC Responsibilities

The RSMPOC is charged with a set of responsibilities including promoting the Plan, creating sub-committees, identifying and pursuing funding options, evaluating the Plan, increasing public awareness, and guiding the disposition of public parcels.

The committee will actively continue to participate in the disposition of BPDA and DND parcels.

As part of the promotion of the Plan, the RSMPOC will review:

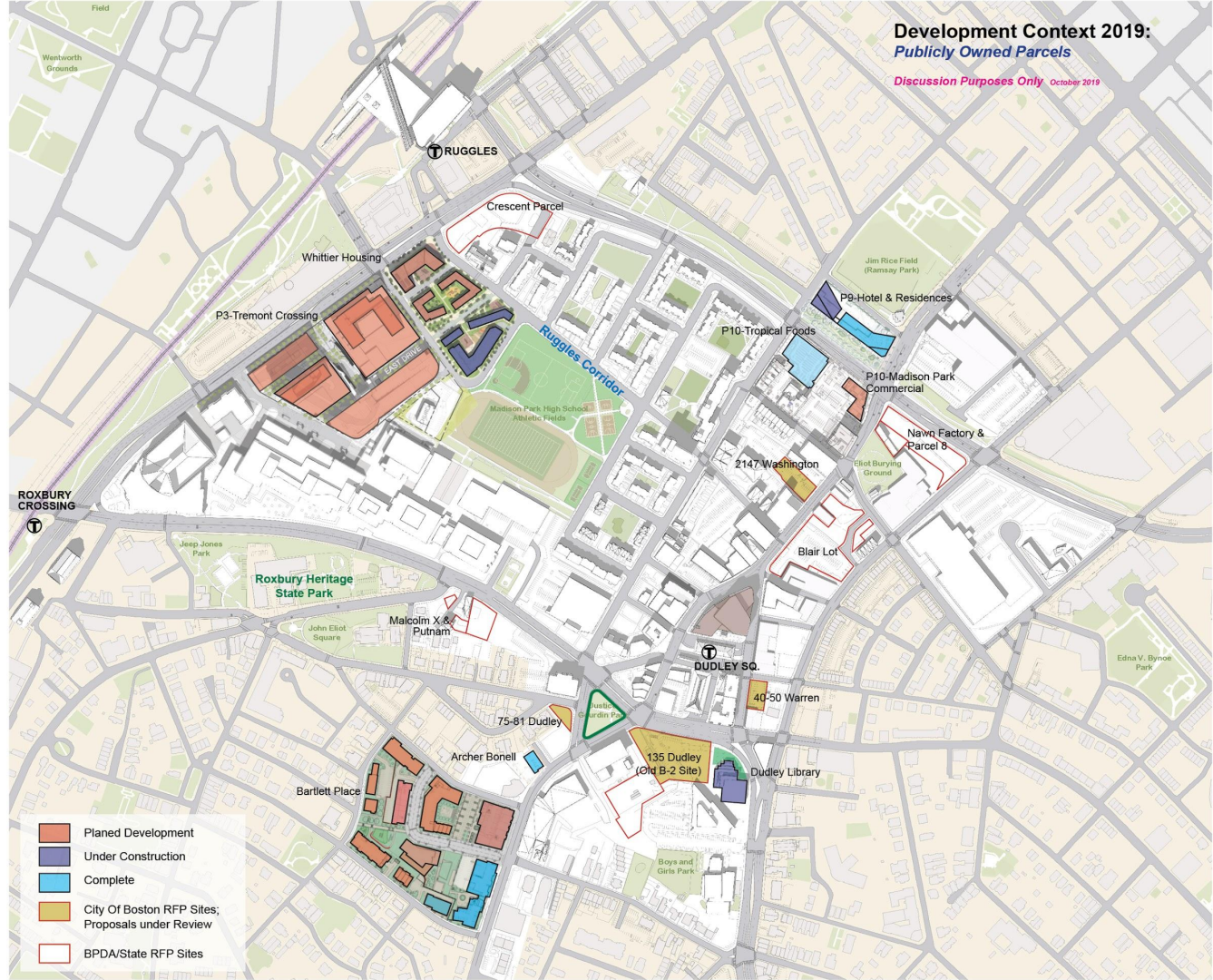
- publicly-owned parcels within Roxbury; and
- privately-owned projects \geq 50,000 sq ft of development in Dudley Square.

Original 2004 Master Plan Goals

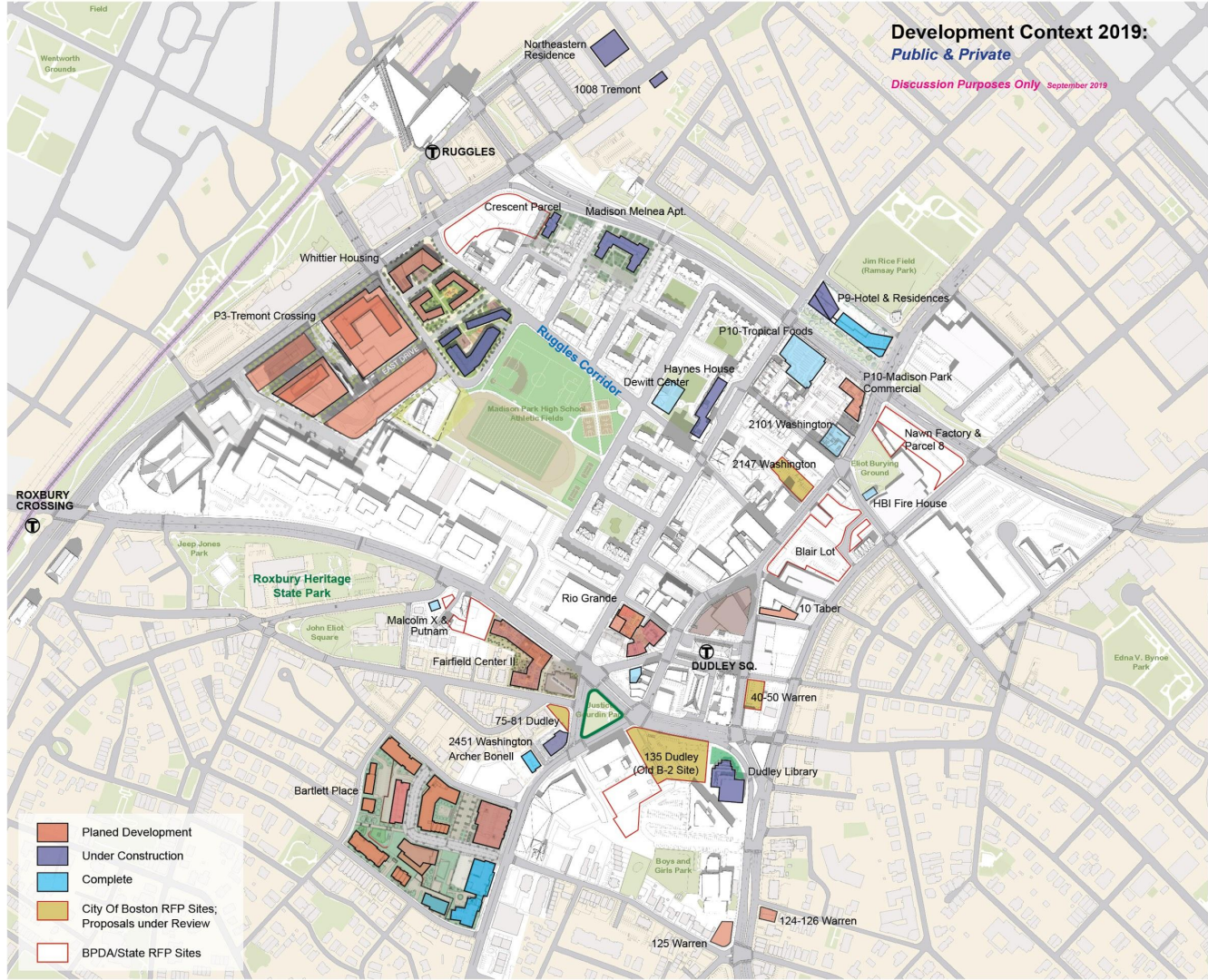
- Enhance **civic & cultural life** in the neighborhood
- Promote **diverse & sustainable growth** with jobs for local residents
- Ensure **safe & convenient public** and **private transportation**
- Expand & improve **housing for a variety** of socioeconomic and age groups
- Create a **comfortable, lively, and safe public realm** that reflects the diversity of local residents
- Enhance **community participation** and **empowerment** through increased accountability of government, and institutions and businesses

2. Planning Update

Publicly Owned Parcels in Dudley Square



Private and Publicly Owned Parcels in Dudley Square



Deeper Dive into the Numbers

Total Development

- Housing Development - **Total units 2,056**
 - Rental - **1,602 units (77.9%)**
 - Homeownership - **277 units (13.4%)**
 - Income Restricted - **788 units (38%)**
 - Market Rate - **1091 units (53%)**

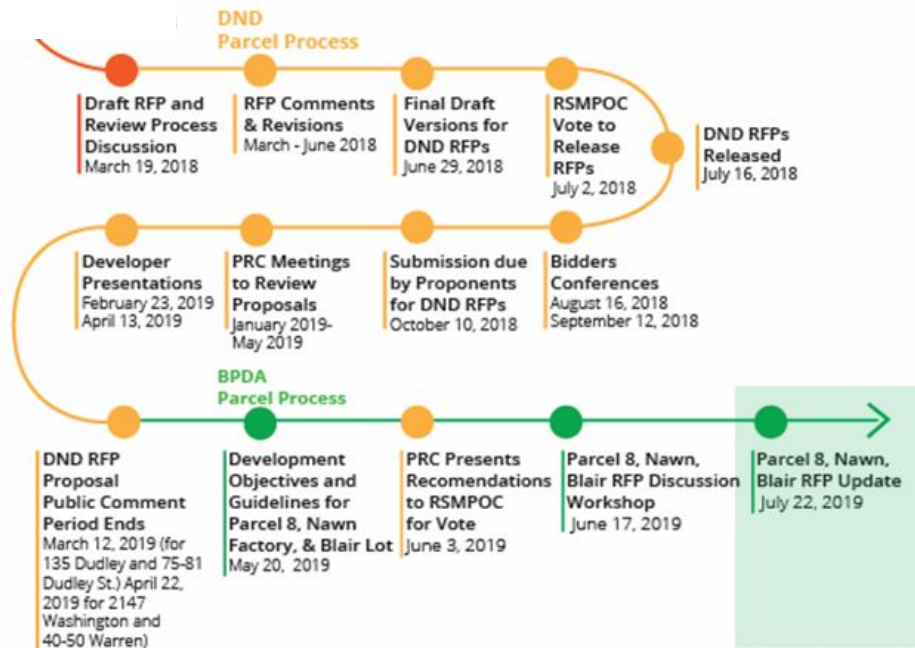
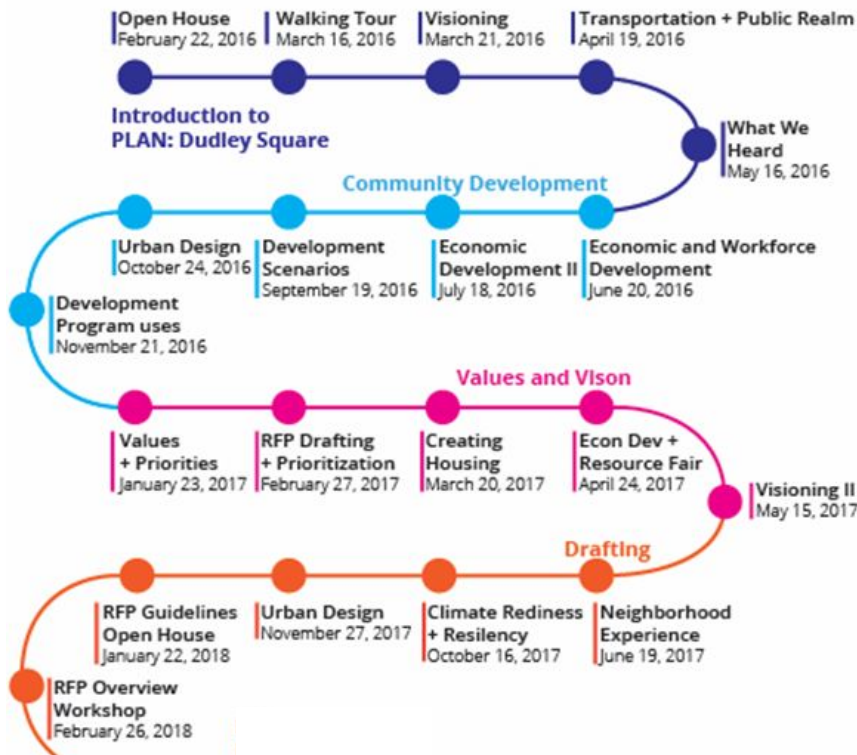
Development through PLAN: Dudley Square

- Housing Development - **Total units so far 265**
 - Rental - **136 units (51%)**
 - Homeownership - **129 units (48%)**
 - Income Restricted - **203 units (76%)**
 - Market Rate - **62 units (23%)**

Through PLAN: Dudley Square, we are seeing more income-restricted homeownership opportunities, as well as higher than anticipated proposals for income restricted development.

PLAN: Dudley Square Process to Date

Upcoming October 21 - Crescent and Malcolm X & Putnam (Boston Water and Sewer Commission)



PLAN: Dudley Square Updates - BPDA

PLAN: Dudley Square Workshops (3) -

May 20th - Development Objectives and Guidelines for Parcel 8, Nawn Factory, and Blair Lot
Open house with a review for Parcel 8, Nawn Factory, and Blair Lot Parcels

June 17th - Parcel 8, Nawn Factory, and Blair Lot RFP Language Workshop
Review of RFP language at tables

July 22nd - Update on Parcel 8, Nawn Factory, and Blair Lot RFPs
Review of changes to the RFPs and Q&A with City Archeologist

Upcoming: **October 21 - Crescent site and parcels located at Malcolm X & Putnam**

Comment Periods (3) -

May 20th - July 5th

July 22nd - August 5th

September 9th - September 20th

Evaluation Criteria

PRC + Community Evaluation Criteria (7)

- Development Concept
- Design Concept
- Sustainable Development
- Diversity and Inclusion
- Development without Displacement
- Good Job Standards
- Additional Benefits

Other Evaluation Criteria (4)

- Development Team Experience
- Development Timetable
- Financial Capacity
- Development and Operating Cost Feasibility

Evaluation Criteria

Diversity and Inclusion

- Proposers must include a narrative setting forth a plan for establishing and overseeing a minority outreach program aimed at creating increased opportunities for people of color, women, and M/WBEs to participate in the development of the property.

Development without Displacement

- Developers must present a narrative explaining how their proposal supports the community's goal of "development without displacement"
- Specifically, the narrative should address how the proposed development will assist current resident of Roxbury to remain in their community in the future, afford housing, and find pathways to economic opportunity
- Narrative should include the affordable housing production goals, the proposed rents meeting the needs of Roxbury residents, and how proposed sizes of the units meet the needs of diverse community members
- Proposals who address innovative strategies to support community stability, such as cooperative ownership, land trust participation, or rent-to-own strategies will be highly favorable.

Evaluation Criteria

Sustainable Development

- Developers must include a written and graphic narrative describing how the proposed project will satisfy the Resilient Development and Green Building Guidelines, including:
 - Resilient building and site strategies to eliminate, reduce, and mitigate potential impacts of climate change, such as greenhouse gas reduction, higher temperatures and heat events, more intense precipitation, rising sea levels, and sheltering in place.
 - Green building and sustainable development practices, targeting zero energy or zero carbon emission performance.
- **Changes to criteria include:**
 - Preference for LEED Platinum and LEED Zero with a minimum requirement of achieving LEED Gold
 - Specific reference to Mayor Walsh's Carbon Neutral Boston 2050 commitment.
 - New buildings should be designed as green, low-energy, all-electric structures that prioritize enhanced building envelope solutions and passive system strategies, and that are optimized for and include onsite solar renewable energy generation.

Evaluation Criteria

Development Concept - Affordable Housing

- Rental project should include a minimum of one-third of units to low-income households (ranging from less than 30% to 50% of Area Median Income), one third of units to moderate income households, and one third of units may be market rate
- Homeownership units should include a minimum of 2/3 of the units targeting a range of incomes from 60% to 100% AMI, with the average AMI not to exceed 8-% and the remaining 1/3 can be market rate
- Preference will be given to projects that support neighborhood control and/or household wealth creation

Evaluation Criteria

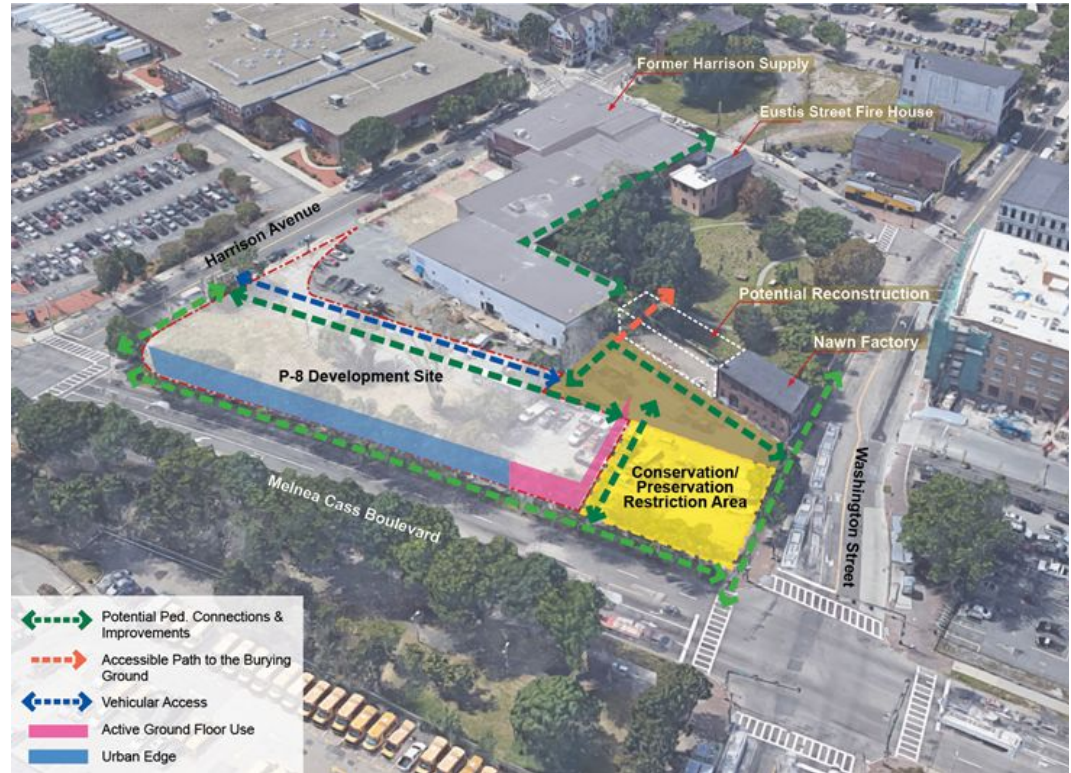
Good Job Standards

- Developers must present a narrative explaining how their proposal supports the community's expressed priorities around supporting good permanent jobs at site and engaging in fair hiring practices which will support the participation of people of Roxbury and the immediate neighborhood. The narrative should respond to seven (7) good job standards criteria.
- **Changes to the criteria include:**
 - Replacing “employee work hours performed on the Parcel” with “employees working on the Parcel.”
 - Noting the community preference for retail tenants who are committed to hiring Roxbury residents. Proponents are expected to work with community partners as an element of employee recruitment.
 - Reducing the annual revenue threshold for exemption from \$5 million to \$2.5 million.
 - Emphasizing that proponents who believe that their tenants will be exempt should still put forth a good-faith proposal regarding the standards the proponent can commit to.
 - The City of Boston plans to monitor businesses' performance. Monitoring will be performed by the Boston Employment Commission. The selected proponent will be responsible for providing requested data.
 - Outlining the elements of a comprehensive and credible strategy that should be included in a proposal.

Nawn Factory

Development Objectives

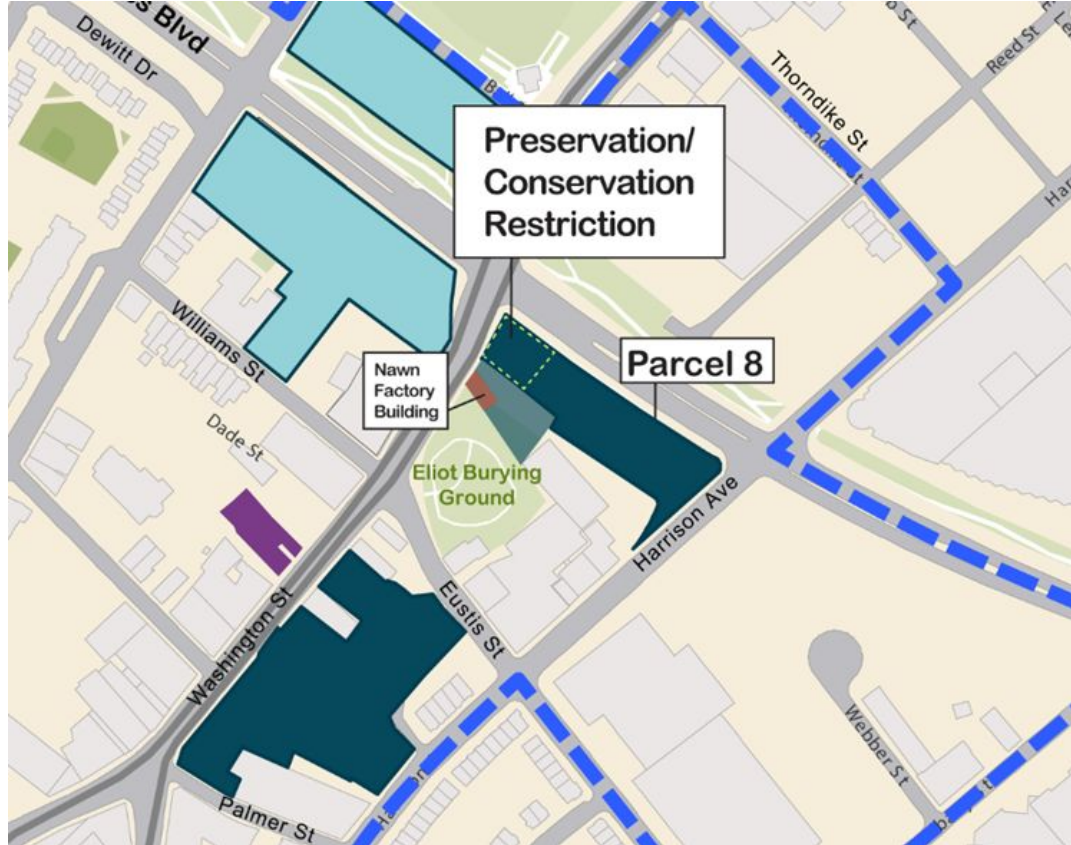
- At least 1200 sqft must be dedicated to educational/museum purposes
- Building use must be a combination or retail, cultural, and/or entertainment uses
- Applicants, if separate from Parcel 8 applicants, must work in coordination
- Vehicle Access should be from Harrison Avenue



Parcel 8

Development Objectives

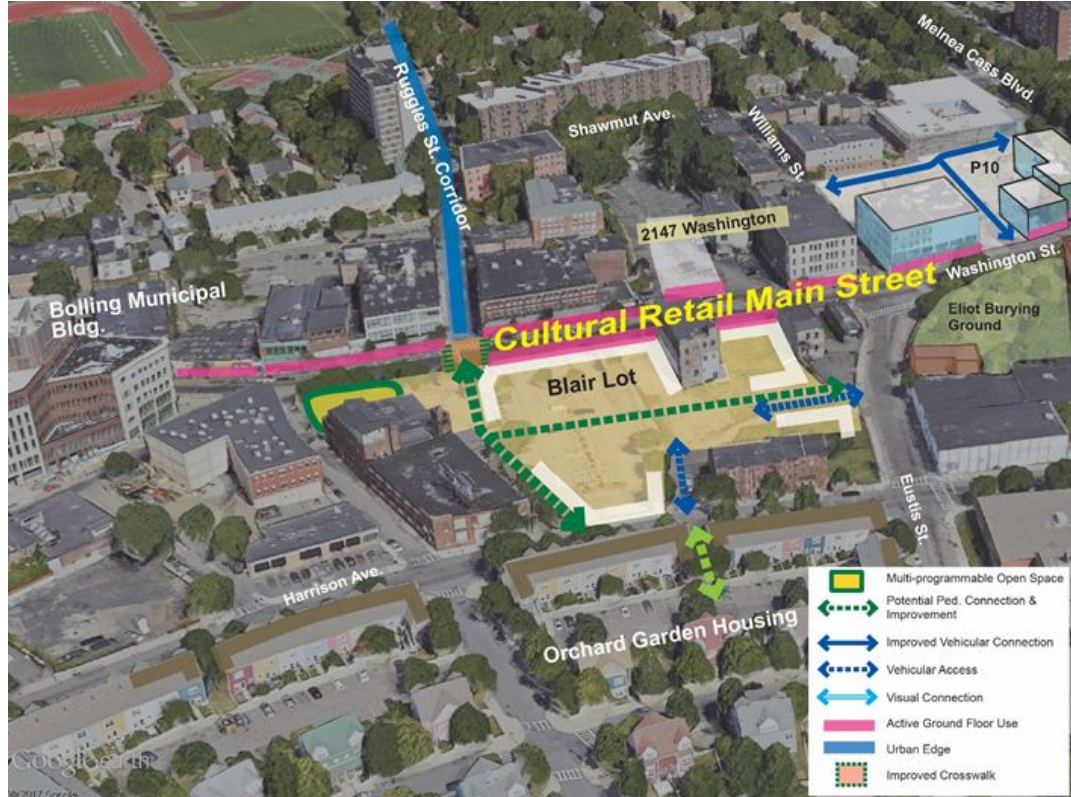
- Site to be used for housing, commercial, education + job training, cultural, retail or entertainment uses
- Building heights may vary from 6-15 stories, stepping down towards the Eliot Burying Ground
- The highlighted portion of the site has a conservation restriction
- Main access should be oriented towards Melnea Cass with service entrance on Harrison Avenue



Blair Lot

Development Objectives

- Site to be used for housing and commercial uses, especially cultural, art or entertainment uses
- Creative approaches to artist live/work space and cultural economic development strategies is encouraged
- Building heights may vary from 6-15 stories
- Open space should be provided on the property for community programming, and access and walk through
- Main access should be on Washington Street, with service entrance on Harrison Avenue



Upcoming Meetings and Next Steps

September 9, 2019 - RSMPOC Meeting

- *Review of RFP changes; RFP comment period open; PRC Applications Open*

September 20, 2019 - RFP Comment Period Closes

October 6, 2019 - RSMPOC Meeting

- *Vote on Parcel, Nawn Factory, Blair Lot*

October 21, 2019 - Workshop for Crescent Parcel, and Parcel A/B

3. Community Questions and Comments

4. RSMPOC Questions and Comments